



City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Hansberger, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: February 24, 2004
TO: City Council
FROM: Dennis R. Halloway, City Manager
SUBJECT: Plan for South Hills Property

RECOMMENDATION

It is recommended that the City Council approve the request to include the City owned property in the south hills in master planning effort proposed by Mr. Elssmann's Deer Park, LLC.

BACKGROUND

As you know staff has recommended that the City Council hire someone to produce a Specific Plan on the City owned property in the south hills. Mr. Elssmann owns property adjacent to the City owned property and wants to put a Master Plan together that would encompass the entire south hills from our property to the east Sphere of Influence. This would be done at Mr. Elssmann's company's expense and would include our input.

ANALYSIS

Staff sees no harm in including the City owned property in a comprehensive plan for the south hills. The City will always maintain the option of doing whatever they feel is best for the community with their property.

FINANCIAL IMPACT

The only costs to the City would include City Council and staff time. If the City chooses to map their property we would be responsible for costs involved in the mapping.

Deer Park, LLC
A Mission Development Company
24949 Prospect Avenue
Loma Linda, CA 92354
909-796-4664

February 19, 2004

City Council of Loma Linda
C/O Dennis Halloway
City Manager
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354

Dear Mr. Halloway,

This letter serves as a formal request by Deer Park, LLC, a Mission Development Company affiliate, to include the City land as part of its comprehensive Master Plan for the south hills.

To date our company currently owns or controls the largest amount of land privately held in the south hills. In December we bought approximately 333 acres adjacent to the west side of the City land. In May, we will close on another 200 acres of land on the east side of the hills. Also, we have over 60 additional acres that we control and are in serious negotiations on the remaining key pieces of land. The amount of these land purchases to date, are nearly \$1,500,000 and will exceed \$4,000,000 within the next four months alone.

Our commitment to this special region of our community proves to be significant. Our company has assembled a comprehensive team of engineers, geologists, designers, biologists, architects, and other specialists who will be necessary to create an outstanding community that addresses the extensive issues, challenges, and opportunities related to developing the south hills.

However, a delicate issue remains. What should happen to the City's 800 acres? Should it be sold, developed, or just left alone in open space for perpetuity? We believe there is a way for the City's land to achieve all three as part of an overall Master Plan. This master plan needs to create a fantastic community that provides the variety of high-end housing that the community desires, while providing significant open space and trails and other desired amenities for the community as a whole.

Our goal is to create this type of community. We would like to include the City's land in our planning efforts and propose the following key points to achieve the creation of a premier community in the south hills:

1. The City will agree to an exclusive planning agreement with Deer Park, LLC to include its land as part of their overall project.
2. Deer Park will pay for all costs associated with planning and creating an overall comprehensive plan that includes the City land.
3. All sales, on a residual land/lots basis, that occur on the City land will be 100 percent retained by the City.
4. Deer Park must provide preliminary concept plans, description and guidelines by September 1, 2004. Within approximately 12 months of presenting this plan to the City Council and Planning Commission we are to provide the necessary studies, engineering, mapping, annexation and development agreements to the City of Loma Linda and LAFCO.
5. Should the City decide to have lots on their land, Deer Park will be reimbursed for all engineering costs associated with the mapping of the City Land.

We are respectfully requesting that this item be placed on the next City Council meeting for discussion and action. Should you have any questions please call me. Thank you for your consideration and assistance.

Sincerely,



Glenn Elssmann
Managing Member